

MACOMB TOWNSHIP PLANNING COMMISSION  
MINUTES MEETING AND PUBLIC HEARING  
HELD TUESDAY, OCTOBER 19, 2004

LOCATION:           MACOMB TOWNSHIP MEETING CHAMBERS  
                      54111 BROUGHTON ROAD  
                      MACOMB, MICHIGAN 48042

PRESENT:           EDWARD GALLAGHER, CHAIRMAN  
                      MICHAEL D. KOEHS, SECRETARY  
MEMBERS:   DEAN AUSILIO  
                      KENNETH MEERSCHAERT, SR.  
                      JOA PENZIEN  
                      ARNOLD THOEL

ABSENT:           NONE

ALSO PRESENT:   Larry Dloski, Township Attorney  
                      Jerome R. Schmeiser, Community Planning Consultant  
                      (Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

1.       Roll Call.

Clerk KOEHS called the Roll Call. All members present.

2.       Approval of Agenda Items. (*With any corrections*)

**MOTION by PENZIEN seconded by THOEL to approve the agenda as presented.**

**MOTION carried.**

3.       Approval of the October 5, 2004 previous Meeting Minutes

**MOTION by THOEL seconded by MEERSCHAERT to approve October 5, 2004 previous Meeting Minutes.**

**MOTION carried.**

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**AGENDA ITEMS:**

4. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);  
Located on the north side of 23 Mile Road, 1,000' east of Heydenreich Road.  
Macomb Twp, Petitioner. Permanent Parcel No. 08-15-300-018

Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed agenda numbers 4-11. Further, he noted the Township is requesting to rezone the parcels as described to conform to the Township Master Plan.

Petitioner Present: Macomb Township

Public Portion: Township residents expressed their concerns regarding the purpose for rezoning the parcels, the concern of property tax increases caused from the rezoning, and discussed the differences between agricultural and residential zones with the Township Community Planning Consultant.

Jerome R. Schmeiser, Community Planning Consultant, Larry Dloski, Township Attorney and Members of the Board addressed the residents concerns reassuring the residents that property tax values will not increase from rezoning the parcels from agricultural to residential one family urban.

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to Township Board Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1), specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-15-300-018. This motion is pursuant on the Planning Consultants recommendations as follows:**

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

**MOTION carried.**

5. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);  
Located on the north side of 22 Mile Road, 1/2 mile west of Heydenreich Road.  
Macomb Twp, Petitioner. Permanent Parcel No. 08-21-400-002

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent**

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**Parcel No. 08-21-400-002. This motion is pursuant on the Planning Consultants recommendations as follows:**

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of surrounding properties.**

**MOTION carried.**

6. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the north side of 22 Mile Road, 1/3 mile west of Heydenreich Road. Macomb Township, Petitioner. Permanent Parcel No. 08-21-400-014

**MOTION by AUSILIO seconded by KOEHS to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-21-400-014. This motion is pursuant on the Planning Consultants recommendations as follows:**

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of surrounding properties.**

**MOTION carried.**

7. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the north side of 22 Mile Road, 1/3 mile west of Heydenreich Road. Macomb Township, Petitioner. Permanent Parcel No. 08-21-400-015

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-21-400-015. This motion is pursuant on the Planning Consultants recommendations as follows:**

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of surrounding properties.**

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**MOTION carried.**

8. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);  
Located on the south side of 23 Mile Road, 1/4 mile west of Card Road. Macomb  
Township, Petitioner. Permanent Parcel No. 08-22-200-003

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-22-200-003. This motion is pursuant on the Planning Consultants recommendations as follows:**

1. The proposed rezoning is consistent with the goals of the Master Plan.
2. The proposed rezoning is consistent with the development of surrounding properties.

**MOTION carried.**

9. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);  
Located on the south side of 22 Mile Road, 1/4 mile west of Card Road. Macomb  
Township, Petitioner. Permanent Parcel No. 08-22-200-004

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-22-200-004. This motion is pursuant on the Planning Consultants recommendations as follows:**

1. The proposed rezoning is consistent with the goals of the Master Plan.
2. The proposed rezoning is consistent with the development of surrounding properties.

**MOTION carried.**

10. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);  
Located on the south side of 23 Mile Road, 1/4 mile east of Heydenreich Road.  
Macomb Township, Petitioner. Permanent Parcel No. 08-22-100-014

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to**

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**Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-22-100-014. This motion is pursuant on the Planning Consultants recommendations as follows:**

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of surrounding properties.**

**MOTION carried.**

11. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the south side of 23 Mile Road, 1/4 mile east of Heydenreich Road. Macomb Township, Petitioner. Permanent Parcel No. 08-22-100-002

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); specifically the proposed rezoning is consistent with the goals of the Master Plan and surrounding developments. Permanent Parcel No. 08-22-100-002. This motion is pursuant on the Planning Consultants recommendations as follows:**

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of surrounding properties.**

**MOTION carried.**

12. Rezoning Request; Residential One Family Suburban (R-1-S) to Residential One Family Urban (R-1); Located 450' west of Broughton Road and 222' north of 25 Mile Road. Elro Corporation, Petitioner. Permanent Parcel No. 08-04-400-019 & 08-04-400-032

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval. However, he stated, we cannot recommend approval due to the fact that the parcels in question have not been split from the parent parcel.

Petitioner Present: Daniel Spatafora of Elro Corporation

Public Portion: None

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**MOTION by AUSILIO seconded by KOEHS to forward the recommendations to the Township Board of Trustees to deny the request to rezone the property from Residential One Family Suburban (R-1-S) to Residential One Family Urban (R-1). The recommendation for denial is due to the fact that the parcels in question have not been split from the parent parcel.**

**MOTION carried.**

13. Revised Landscape Plan for Entrance Signage; Middlecreek Estates/Brook Run Subdivisions; Located on the north side of 22 Mile Road east of Romeo Plank Road. GTR Builders, Petitioner. Permanent Parcel No. 08-21-301-004

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Chris Cousino GTR representative

Member THOEL and Chairman GALLAGHER expressed their concerns regarding the maintenance of the signage and the concern of off site signage.

Larry Dloski, Township Attorney, indicated this proposal does not involve off site signage.

**MOTION by AUSILIO seconded by PENZIEN to approve the Revised Landscape Plan for Entrance Signage; Middlecreek Estates / Brook Run Subdivisions. Permanent Parcel No. 08-21-301-004. This motion is based on the Planning Consultants recommendations as follows:**

**The signs will be similar and will measure 5' high x 10' long and will set back as follows:**

- a) **The Middlecreek sign will set back 15' from 22 Mile and 12' from Kilkenny; and**
- b) **The Brook Run sign will set back 15' from 22 Mile and 20' from Kilkenny Drive.**

**The landscape plan provides for plant materials to be installed in accordance with the Township standards including the 8' asphalt path. All other provisions of the plats will remain as originally approved.**

**It is recommended that the revised signs and landscape plan be approved with the standard conditions of the Planning Commission, including:**

- 1. **That all conditions of the original plat approvals remain in full force and effect.**

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2. **That the bond for the landscaping and signs be determined by the Township Engineer and be posted and the landscape and sign area be developed, inspected and approved prior to the issuance of any building permits in accordance with the Township policies.**

**MOTION carried.** Member THOEL opposed

14. Site Plan; Macomb Town Square; Located on the north side of Hall Road, approximately 1/2 mile west of Heydenreich Road. Salvatore Biondo, Petitioner. Permanent Parcel No. 08-33-400-043

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendation for approval.

Petitioner Present: Thomas Treppa

Public Portion: None

The Members of the Board addressed their concerns regarding the proposed dumpster locations and the 5' pathway fronting on Hall Road. Mr. Treppa indicated that the petitioner would not have a problem revising the plan to relocate the site dumpsters to the satisfaction of the Township Planning Consultants and correct the 5' pathway to 8' as required.

**MOTION by KOEHS seconded by AUSILIO to approve the Site Plan; Macomb Town Square; Permanent Parcel No. 08-33-400-043, condition upon the receipt of a revised site plan showing relocated dumpsters to the satisfaction of the Township Planning Consultants and re-labeling the 5' pathway to 8' located along Hall Road as required. This motion is based on the Planning Consultants recommendations as follows:**

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**

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3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount to be approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).



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11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.

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21. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
22. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.
23. The dumpster be relocated to the satisfaction of the Planning Consultants.
24. Relabel the pathway along Hall Road from the noted 5 feet to 8 foot as required by the Township.

**MOTION carried.**

15. Ground Sign; Macomb Town Square; Located on the north side of Hall Road, approximately 1/2 mile west of Heydenreich Road. Salvatore Biondo, Petitioner. Permanent Parcel No. 08-33-400-043

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Thomas Treppa

Public Portion: None

**MOTION by AUSILIO seconded by PENZIEN to approve the Ground Sign; Macomb Town Square; Permanent Parcel No. 08-33-400-043. This motion is based on the Planning Consultants recommendations as follows:**

**That all signs be designated on the site plan and meet the Township requirements.**

**MOTION carried.**

16. Special Land Use; Nextel Communication Wireless Facility; Located on the east side of Hayes Road, 1/3 mile north of 22 Mile Road. Nextel Communications, Petitioner. Permanent Parcel No. 08-19-300-012

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Mark Morris

Public Portion: None

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**MOTION by THOEL seconded by MEERSCHAERT to approve the Special Land Use; Nextel Communication Wireless Facility; Permanent Parcel No. 08-19-300-012. This motion is based on the Planning Consultants recommendations as follows:**

**It is recommended that the special land use permit be approved for a monopole tower and facility. Since the proposed use complies with the standards set forth in Section 10.2401(B)(5)(a), as follows:**

- 1. The proposed Special Land Use shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.**
- 2. The proposed tower shall be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.**
- 3. The proposed tower shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating therefrom which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.**
- 4. The proposed tower shall be such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.**
- 5. The proposed tower shall relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing continuity of development, and need for particular services and facilities in specific areas of the Township.**
- 6. The proposed tower is necessary for the public convenience at the proposed location.**

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7. **The proposed tower is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
8. **The proposed tower shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

**MOTION carried.**

17. Site Plan; Nextel Communications Wireless Facility; Located on the east side of Hayes Road, 1/3 mile north of 22 Mile Road. Nextel Communications, Petitioner. Permanent Parcel No. 08-19-300-012

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Mark Morris

Public Portion: None

The Members of The Board and Community Planning Consultant held further discussion regarding the proposed site plan. It was agreed that the matter be tabled to allow the petitioner time to provide complete site plans.

**MOTION KOEHS seconded by THOEL to table the Site Plan; Nextel Communications Wireless Facility; to the Planning Commission Meeting of November 16, 2004. Permanent Parcel No. 08-19-300-012.**

**MOTION carried.**

18. Site Plan for Temporary Builder Ground Sign; Strathmore Subdivision; Located on the east side of Luchtman and 1100' south of 26 Mile Road. Pulte Homes, Petitioner. Permanent Parcel No. 08-04-100-031

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Name was not stated

Public Portion: None

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**MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan for a Temporary Builder Ground Sign for one year for the Strathmore Subdivision; Permanent Parcel No. 08-04-100-031. This motion is based on the Planning Consultants recommendations as follows:**

**It is recommended that the ground sign be approved as requested with the standard conditions:**

- 1. That Section 10.0319 of the Zoning Ordinance be met.**
- 2. That the ground sign be limited to 32 square feet.**
- 3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.**
- 4. The petitioner must be apprised of the fact that only one temporary sign will be allowed per project.**
- 5. This temporary sign is approved for a period of one year at which time the petitioner may request an extension.**

**The Consultant suggests that a \$500.00 bond be posted assuring the construction of the sign as approved. Upon receipt by the petitioner for a final inspection and subsequent approval by the Building Department, the bond can be released.**

**MOTION carried.**

- 19. Land Division Variance; Bridgewater Estates Site Condominiums; Located on the south side of 24 Mile Road, east of Romeo Plank Road. MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendation for approval.

Petitioner Present: Stacy Cerget of Fazal Khan & Associates

Public Portion: None

**MOTION by KOEHS seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance; Bridgewater Estates Site Condominiums; Permanent Parcel No. 08-17-201-002. This motion is based on the Planning Consultants recommendations as follows:**

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The site condominium plan submitted by the petitioner indicates the following:

- a. The parcel is designed with a curvilinear street plan with all lots fronting on local streets.
- b. All lots as proposed appear to meet the minimum requirements of the R-1 zoning district.
- c. The proposed preliminary plan does provide for stub streets to adjoining parcels to the east and west.
- d. The proposed plan does require variances to the Township Land Division Ordinance relating to the following sections: Section 17-132-d Stub streets and Section 17-138-c Maximum length of blocks.
- e. With respect to Section 17-132(d)- Stub streets; the plan does not provide for a stub street to south adjoining the acreage parcels fronting Romeo Plank Road south of proposed Mackinac Drive and no stub street is provided south of the E/W quarter section line opposite lots 34 – 36.
- f. With respect to block lengths the following block lengths exceed the maximum length of 1,320 feet: The block extending from 24 Mile Road south to Romeo Plank Road on the east side of Mackinac Drive; The block created on the west side of Tacoma Narrows Drive that extends south from 24 Mile Road to where the street exits the parcel on the east property line north of the Middle Branch; and finally the block created on the east side of Tacoma Narrows Drive south from 24 Mile Road to White Stone Drive and extending east to London Drive.

**RECOMMENDATIONS:**

It is recommended that variance requests for the Bridgwater Estates Site Condominiums be approved for the following reasons:

1. With respect to the stub streets it must be noted that there is no reasonable means for the proprietor of the proposed preliminary plan to provide stub streets to either parcel south of subject property. The parcel identified as 08-17-252-003 does not possess sufficient depth allow for the extension of such a stub street. The lack of a stub street to serve said parcel and the provision of a stub street to that area would serve no legitimate governmental interest. The parcel south of the E/W Quarter Section Line could not reasonably be served by a stub street from subject property since the Middle Branch of the Clinton River crosses the parcel within this area. The Township Master Thoroughfare Plan does not provide for any crossing of the river in Section 8. Therefore, to require such a crossing at this point

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could not be considered reasonable since no legitimate governmental interest could be served by such a stub street.

2. With respect to the block lengths, in each case the length of the blocks is dictated by the shape of the parcel and how the Middle Creek of the Clinton River cuts through the parcel. If the river did not run through the parcel there would be at least one cross street connecting Tacoma Narrows with Mackinac Drive thus creating shorter blocks than proposed. The block length variances are therefore reasonable.

The Consultant suggests that the Planning Commission's action be forwarded to the Township Board for their consideration.

**MOTION carried.**

20. Preliminary Site Condominium Review; Bridgewater Estates Site Condominiums; Located on the south side of 24 Mile Road, east of Romeo Plank Road. MSC Land Development, Petitioner. Permanent Parcel No. 08-17-201-002

Jerome R. Schmeiser, Community Planning Consultants, reviewed the findings and recommendations for approval.

Petitioner Present: Stacy Cerget of Fazal Khan & Associates

Public Portion: Several Township residents addressed their concerns regarding flooding issues with the proposed site.

**MOTION by KOEHS seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the Preliminary Site Condominium Review; Bridgewater Estates Site Condominiums, it is noted that signs are not part of this approval. Permanent Parcel No. 08-17-201-002. This motion is based on the Planning Consultants recommendations as follows:**

1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations
  - a. Macomb County Road Commission
  - b. Office of Public Works Commission of Macomb County
  - c. Macomb County Health Department
  - d. Macomb County Planning Commission
  - e. Michigan Department of Environmental Quality
  - f. All public utility companies affected.

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- g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plan.**
- 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD be approved by the Township Board.**
- 4 Further, that the Township Engineer be satisfied that those conditions imposed as part of the Preliminary Plan have been incorporated into the Final Plan**
- 5. That all lots within the Final Plan meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood palin map prior to the issuance of any building permits.**
- 7. That all public street drain crossings with the boundaries of the Final Plan shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.**
- 8 That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 9. That the “landscape easement”; that area labeled on the plan as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping” has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.**
- 10. That the final plan approval expires two years form the date of Township board approval. It is not the responsibility of Macomb Township to notify the petitioner to the expiration date of this approval. Please make note of the above**



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**date. Application for extension must be received by this office prior to the expiration date.**

- 11. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.**
- 12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plan.**
- 13. That the Restrictive Covenants that will be recorded as part of this plan, have been approved by the Township Attorney. The Restrictive Covenants' must be approved by the Township Attorney before building permits may be issued.**
- 14. That the Articles of Incorporation for the Homeowners' Association for the plan have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before building permits may be issued.**
- 15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed before building permits may be issued.**
- 16. That units 16 and 49 shall be developed in accordance with the Zoning Ordinance pursuant with the building envelopes as presented. The building envelop drawings are to be made part of this approval as evidence that the units in question may be built upon without need for dimensional variances.**

**MOTION carried.**

- 21. Tentative Preliminary Plat; Legacy Farms Subdivision (308 lots); Located on the west side of Fairchild Road and approximately 1/4 mile north of 22 Mile Road. Classic Development, Petitioner. Permanent Parcel No. 08-24-401-004**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Craig Duckwitz of Anderson Eckstein & Westrick

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Public Portion: Township residents addressed their concerns regarding the development's phasing plan and further discussed the paving plans involving Fairchild Road.

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; Legacy Farms Subdivision (308 lots); Permanent Parcel No. 08-24-401-004. This motion is based on the Planning Consultants recommendations as follows:**

1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;
  - a. Macomb County Road Commission
  - b. Office of Public Works Commission of Macomb County
  - c. Macomb County Health Department
  - d. Macomb County Planning Commission
  - e. Michigan Department of Environmental Quality
  - f. All public utility companies affected.
  - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat shall be incorporated into the Final Preliminary Plat.
5. That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.
6. That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.
7. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions

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or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.

8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the "20 ft. common area for landscaping purposes" be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.
10. That a bond in an amount determined by the estimates prepared by a registered landscape architect and approved by the Township Consulting Engineer be posted assuring the development of the "landscape easement." The "landscape easement" is that area to be labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping." The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
11. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
12. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after the final preliminary plat approval by the Township Board.
13. That the petitioner submits 2 copies of the restrictive covenants that will be recorded with the plat. The Restrictive Covenants must include an article to provide for the perpetual maintenance of all limited common areas that may

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**include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.**

**The ‘phasing plan’ has been submitted for this subdivision to be developed in three phases. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.**

**MOTION carried.**

22. Tentative Preliminary Plat; Northwood Farms Subdivision (104 lots); Located on the southwest corner of 24 Mile and Card Roads. Marquee Investments, Petitioner. Permanent Parcel No. 08-15-200-008 & 08-15-200-014

Jerome R. Schmeiser, Community Planning Consultants, reviewed the findings and recommendations for approval. It is noted, however that the entrance signs must be situated 15’ from the side street.

Petitioner Present: Craig Duckwitz representing Marquee Investments. Mr. Duckwitz stated, “Just one point of clarification the plans have been revised to show the walls in the corrected location.”

Public Portion: None

Member THOEL addressed his concerns regarding the proposed detention basin, by-pass lanes, 8’pathway and the covenants and restrictions.

**MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; Northwood Farms Subdivision (104 lots); provided that the plan is modified to show the access to the detention basin through south side of lot 9. Permanent Parcel Nos. 08-15-200-008 & 08-15-200-014. This motion is based on the Planning Consultants recommendations as follows:**

1. **The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;**
  - a. **Macomb County Road Commission**
  - b. **Office of Public Works Commission of Macomb County**
  - c. **Macomb County Health Department**
  - d. **Macomb County Planning Commission**

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- e. **Michigan Department of Environmental Quality**
  - f. **All public utility companies affected.**
  - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
  3. **That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
  4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat shall be incorporated into the Final Preliminary Plat.**
  5. **That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
  6. **That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
  7. **Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
  8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
  9. **That the "20 ft. common area for landscaping purposes" be developed in accordance with the provisions of the Land Division Ordinance of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost**

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estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.

10. That a bond in an amount determined by the estimates prepared by a registered landscape architect and approved by the Township Consulting Engineer be posted assuring the development of the "landscape easement." The "landscape easement" is that area to be labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping." The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
11. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
12. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after the final preliminary plat approval by the Township Board.
13. That the petitioner submits 2 copies of the restrictive covenants that will be recorded with the plat. The Restrictive Covenants must include an article to provide for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
14. That the plans be revised to show access to the detention basin along the south line of lot 9 to the satisfaction of the Township Consulting Engineer.

The 'phasing plan' has been submitted for this subdivision to be developed in three phases. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.

**MOTION carried.**

23. Revised Site Plan; Baker Machining and Mold Technologies (Lots 8 & 9) of the Macomb Corporate Center; Located on the south side of Enterprise Drive, east of Corporate Drive. Kevin Baker, Petitioner. Permanent Parcel No. 08-20-104-005

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Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Mark Gilewski, representative.

Public Portion: None

**MOTION by KOEHS seconded by MEERSCHAERT to approve the Revised Site Plan; Baker Machining and Mold Technologies (Lots 8 & 9); Permanent Parcel No. 08-20-104-005. This motion is based on the Planning Consultants recommendations as follows:**

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a

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masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.

8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.



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15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect. In the present case even though this is a revised plan, the previous approval is being rescinded and the conditions of the present approval only will be in effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.
24. The outdoor storage area shall be installed in accordance with Section 10.2205J of the Zoning Ordinance.

MOTION carried.

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24. Final Preliminary Plat; Brookewoods Subdivision (8 lots); Located on the north side of 25 Mile Road approximately 840' west of Broughton Road. Elro Corporation, Petitioner. Permanent Parcel No. 08-04-400-029

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Dan Spatafora of Elro Corporation

Public Portion: None

**MOTION by AUSILIO seconded by KOEHS to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Brookewoods Subdivision (8 lots); Permanent Parcel No. 08-04-400-029. This motion is based on the Planning Consultants recommendations as follows:**

1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulation.
  - a. Macomb County Road Commission
  - b. Office of Public Works Commission of Macomb County
  - c. Macomb County Health Department
  - d. Macomb County Planning Commission
  - e. Michigan Department of Environmental Quality
  - f. All public utility companies affected.
  - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.
2. The Township Engineer approves all engineering plans for the computed plat.
3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.
5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinance.
6. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or

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amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.

7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plan are true and accurate as they provide the basis for this recommendation.
9. That the "landscape easement"; that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicted by the Fire Department are to be 4" x 4" black posts with two inch white letter so that the street can be easily identified during the construction of the plat.
13. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must

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**be approved by the Township Attorney before an application will be received for Final Plat.**

- 14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.**
- 15. That the developer shall be responsible for having the contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plat**

**MOTION carried.**

- 25. Final Plan; Strathmore Condominiums (Phase I); Located on the south side of of 26 Mile Road, approximately 1/4 mile east of Luchtman Road. Pulte Land Company, LLC, Petitioner. Permanent Parcel No. 08-04-100-029**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Christiansen representing Pulte Homes along with John Thompson, project engineer from Atwell Hicks

Public Portion: None

**MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Final Plan; Strathmore Condominiums (Phase I); Permanent Parcel No. 08-04-100-029. This motion is based on the Planning Consultants recommendations as follows:**

- 1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations**
  - a. Macomb County Road Commission**
  - b. Office of Public Works Commission of Macomb County**
  - c. Macomb County Health Department**
  - d. Macomb County Planning Commission**
  - e. Michigan Department of Environmental Quality**
  - f. All public utility companies affected.**

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- g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plan.**
- 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD be approved by the Township Board.**
- 4 Further, that the Township Engineer be satisfied that those conditions imposed as part of the Preliminary Plan have been incorporated into the Final Plan.**
- 5. That all lots within the Final Plan meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
- 7. That all public street drain crossings with the boundaries of the Final Plan shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.**
- 8 That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 9. That the “landscape easement”; that area labeled on the plan as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping” has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.**
- 10. That the final plan approval expires two years form the date of Township board approval. It is not the responsibility of Macomb Township to notify the**

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petitioner to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.

11. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plan.
13. That the Restrictive Covenants that will be recorded as part of this plan, have been approved by the Township Attorney. The Restrictive Covenants' must be approved by the Township Attorney before building permits may be issued.
14. That the Articles of Incorporation for the Homeowners' Association for the plan have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before building permits may be issued.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed before building permits may be issued.
16. That units 16 and 49 shall be developed in accordance with the Zoning Ordinance pursuant with the building envelopes as presented. The building envelop drawings are to be made part of this approval as evidence that the units in question may be built upon without need for dimensional variances.

**MOTION carried.**

26. Motion to receive and file all correspondence in connection with this agenda.

**MOTION by KOEHS seconded by MEERSCHAERT to receive and file all correspondence in connection with this agenda.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS:**

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Jerome R. Schmeiser, Community Planning Consultant, briefly reviewed ordinance information pertaining to turn around driveways which will be up for review and discussion in the near future.

**PLANNING COMMISSION COMMENTS:** None

**ADJOURNMENT:**

**MOTION by KOEHS seconded by MEERSCHAERT to adjourn the meeting at 10:30 p.m.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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Michael D. Koehs, CMC  
Macomb Township Clerk  
MDK/gmb